

MEMORANDUM

DATE: November 19, 2020
TO: Zoning Review Office
FROM: Office of Administrative Hearings
RE: Case No. 2020-0232-A- Appeal Period Expired

The appeal period for the above-referenced cases expired on November 18, 2020. There being no appeal filed, the subject file is ready for return to the Zoning Review Office and is placed in the 'pick up box.'

/dlm

c: ✓ Case File
Office of Administrative Hearings

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
(909 Kingston Road) *
9th Election District * OFFICE OF ADMINISTRATIVE
5th Council District *
Tod Joseph & Amanda Marie Reuschling * HEARINGS FOR
Petitioners * BALTIMORE COUNTY
* CASE NO. 2020-0232-A

* * * * *

OPINION AND ORDER

This matter comes before the Office of Administrative Hearings (“OAH”) as a Petition for Administrative Variance filed by the legal owners of the property, Tod Joseph and Amanda Marie Reuschling (“Petitioners”). The Petitioners are requesting Variance relief from the Baltimore County Zoning Regulations (“BCZR”) § 301.1.A to approve a screened porch on the left side of the house with a setback of 3 ft. in lieu of the required 7.5 ft. minimum setback. The subject property and requested relief is more fully depicted on the site plan that was marked and accepted into evidence as Petitioners’ Exhibit 1.

The Zoning Advisory Committee (“ZAC”) comments were received and are made part of the record of this case. There were no adverse ZAC comments submitted by any of the County reviewing agencies.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted on September 27, 2020, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by § 32-3-303 of the Baltimore County Code (“BCC”). Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general

ORDER RECEIVED FOR FILING

Date

By

10/19/20
J. M. Manganon

welfare of the public and should therefore be granted. In the opinion of the Administrative Law Judge, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of § 307.1 of the BCZR. Furthermore, strict compliance with the BCZR would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

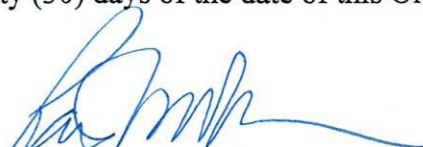
Pursuant to the posting of the property and the provisions of both the BCC and the BCZR, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED, this **19th** day of **October, 2020**, by the Administrative Law Judge for Baltimore County, that the Petition for Variance relief from § 301.1.A to approve a screened porch on the left side of the house with a setback of 3 ft. in lieu of the required 7.5 ft. minimum setback, be and is hereby GRANTED.

The relief granted herein shall be subject to the following:

- Petitioners may apply for their appropriate permits and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Any appeal of this decision must be made within thirty (30) days of the date of this Order.



PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

PMM:dlw

ORDER RECEIVED FOR FILING

Date

By

10/19/20
DMuganov



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

Address 909 Kingston Rd, Baltimore, MD 21212 Currently zoned DR 5.5
 Deed Reference 41823 / 00494 10 Digit Tax Account # 0 9 1 0 4 5 0 7 1 0
 Owner(s) Printed Name(s) Tod Joseph Reuschling / Amanda Marie Reuschling

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the Affidavit on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. x **ADMINISTRATIVE VARIANCE** from Section(s)

- BCZR 301.1.A to approve a screened porch on the left side of house with a setback of 3 ft in lieu of the required 7.5 ft minimum setback

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/ we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

<u>Tod Reuschling</u> Name #1 – Type or Print <u>Tod Reuschling</u> Signature #1 <u>909 Kingston Rd Baltimore MD</u> Mailing Address City State <u>21212 410-417-3333</u> Zip Code Telephone #	<u>Amanda Marie Reuschling</u> Name #2 – Type or Print <u>Amanda Marie Reuschling</u> Signature #2 <u>909 Kingston Rd Baltimore MD</u> Mailing Address City State <u>21212 410-417-3333</u> Zip Code Telephone #
<u>tot.reuschling@gmail.com</u> Email Address	

Attorney for Owner(s)/Petitioner(s):

Name – Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

Representative to be contacted:

Name – Type or Print _____
 Signature _____
 Mailing Address _____ City _____ State _____
 Zip Code _____ Telephone # _____ Email Address _____

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this _____ day of _____, that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0232-A Filing Date 9/14/2020 Estimated Posting Date 9/27/2020 Reviewer CF

Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

Address: 909 Kingston Rd Baltimore MD 21212
Print or Type Address of property City State Zip Code

Based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address. **(Clearly state practical difficulty or hardship here)**

We want to build a screened porch attached to the side of our house approximately 14' x 30' but we don't have the proper setbacks to do so. Instead of 10' off the property line, we would have 3'.

We have always wanted a screened porch. The side of our house would be the perfect place.

The side of our property sits 3' lower than the neighbors with a retaining wall already in place and a 6' privacy fence on top of that.

We don't want to put the screened porch on the back of the house because it would take up too much yard space and would eliminate the play area for our children.

(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Tod Reuschling
Signature of Owner (Affiant)

Amanda Marie Reuschling
Signature of Owner (Affiant)

Tod Reuschling
Name- Print or Type

Amanda Marie Reuschling
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

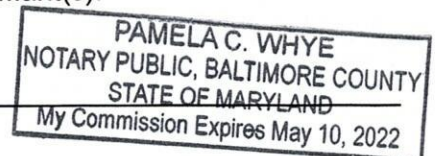
I HEREBY CERTIFY, this 13th day of Sept., 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: TOD REUSCHLING & AMANDA MARIE REUSCHLING

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Pamela C. Whye
Notary Public
5-10-2022
My Commission Expires



Affidavit in Support of Administrative Variance

(THIS AFFIDAVIT IS NOT REQUIRED FOR AN HISTORIC ADMINISTRATIVE SPECIAL HEARING)

The undersigned hereby affirms under the penalties of perjury and upon personal knowledge to the Administrative Law Judge for Baltimore County, that the information herein given is true and correct and that the undersigned is/are competent to testify in the event that a public hearing is scheduled in the future with regard thereto. In addition, the undersigned hereby affirms that the property is not the subject of an active Code Enforcement case and that the residential property described below is owned and occupied by the undersigned.

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(If additional space for the petition request or the above statement is needed, label and attach it to this Form)

Tod Reuschling
Signature of Owner (Affiant)

Tod Reuschling
Name- Print or Type

Amanda Marie Reuschling
Signature of Owner (Affiant)

Amanda Marie Reuschling
Name- Print or Type

The following information is to be completed by a Notary Public of the State of Maryland

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of Sept., 2020, before me a Notary of Maryland, in and for the County aforesaid, personally appeared:

Print name(s) here: TOD REUSCHLING & AMANDA MARIE REUSCHLING

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s).

AS WITNESS my hand and Notaries Seal

Pamela C. Whye
Notary Public
5-10-2022
My Commission Expires

PAMELA C. WHYE
NOTARY PUBLIC, BALTIMORE COUNTY
STATE OF MARYLAND
My Commission Expires May 10, 2022



ADMINISTRATIVE ZONING PETITION

FOR ADMINISTRATIVE VARIANCE – OR – ADMINISTRATIVE SPECIAL HEARING

To be filed with the Department of Permits, Approvals and Inspections

To the Office of Administrative Hearings for Baltimore County for the property located at:

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Deed Reference 41823 / 00494 10 Digit Tax Account # 0 9 1 0 4 5 0 7 1 0
Owner(s) Printed Name(s) Tod Joseph Reuschling / Amanda Marie Reuschling

(SELECT THE HEARING(S) BY MARKING **X** AT THE APPROPRIATE SELECTION(S) AND ADDING THE PETITION REQUEST)

For Administrative Variances, the **Affidavit** on the reverse of this Petition form must be completed and notarized.

The undersigned, who own and occupy the property situate in Baltimore County and which is described in the plan/plat attached hereto and made a part hereof, hereby petition for an:

1. ☒ **ADMINISTRATIVE VARIANCE** from Section(s)

BCZR 301.1.A to approve a screened porch on the left side of house with a setback of 3 ft in lieu of the required 7.5 ft minimum setback

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County.

2. ☐ **ADMINISTRATIVE SPECIAL HEARING** to approve a waiver pursuant to Section 32-4-107(b) of the Baltimore County Code: (indicate type of work in this space: i.e., to raze, alter or construct addition to building)

of the Baltimore County Code, to the development law of Baltimore County.

Property is to be posted and advertised as prescribed by the zoning regulations.

I/we agree to pay expenses of above petition(s), advertising, posting, etc. and further agree to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

Owner(s)/Petitioner(s):

Tod Reuschling Amanda Marie Reuschling
Name #1 – Type or Print Name #2 – Type or Print

Tod Reuschling Amanda Marie Reuschling
Signature #1 Signature #2

909 Kingston Rd Baltimore MD
Mailing Address City State

21212, 443-473333 tod.reuschling@gmail.com
Zip Code Telephone # Email Address

Attorney for Owner(s)/Petitioner(s):

ORDER RECEIVED FOR FILING
Date 10/19/20
By [Signature]
Name - Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

Representative to be contacted:

Name – Type or Print
Signature
Mailing Address City State
Zip Code Telephone # Email Address

A PUBLIC HEARING having been formally demanded and/or found to be required, it is ordered by the Office of Administrative Hearings for Baltimore County, this day of , that the subject matter of this petition be set for a public hearing, advertised, and re-posted as required by the zoning regulations of Baltimore County.

Administrative Law Judge for Baltimore County

CASE NUMBER 2020-0232-A Filing Date 9/14/2020 Estimated Posting Date 9/27/2020 Reviewer CF

Zoning Petition Property Description

Part A

Zoning property description for 909 Kingston rd. Baltimore MD 21212.

Beginning on the Southside of Kingston rd which is 50 feet wide at a distance of 125 feet east of Copeleigh rd which is 50 feet wide.

Part B. Option 2 (subdivision lot - lot is part of record plat)

Lots 12 13 and the easternmost one - half of lot # 11

Block 15 section # N/A in the subdivision of Stoneleigh as recorded in Baltimore County Plat Book #8 Folio#85 containing lot size of 7,750 sq'

Located in the 9th Election District and 5th council district.

2020-0232-A

CERTIFICATE OF POSTING

ATTENTION: KRISTEN LEWIS

DATE: 9/27/2020

Case Number: 2020-0232-A

Petitioner / Developer: TODD REUSCHLING &
AMANDA REUSCHLING

Date of Closing: OCTOBER 12, 2020

This is to certify under the penalties of perjury that the necessary sign(s)
required by law were posted conspicuously on the property located at:
909 KINGSTON ROAD

The sign(s) were posted on: SEPTEMBER 27, 2020

ZONING NOTICE

**ADMINISTRATIVE
VARIANCE**

CASE # 2020-0232-A

**TO PERMIT A SCREEN PORCH ON THE LEFT SIDE OF
HOUSE WITH A SETBACK OF 3 FT. IN LIEU OF THE
REQUIRED 7.5 FT. MINIMUM SETBACK.
909 KINGSTON ROAD**

PUBLIC HEARING?

PURSUANT TO SECTION 26-127 (b)(1), BALTIMORE COUNTY CODE,
AN ELIGIBLE INDIVIDUAL OR GROUP MAY REQUEST A PUBLIC
HEARING CONCERNING THE PROPOSED VARIANCE, PROVIDED THE
REQUEST IS RECEIVED IN THE ZONING REVIEW BUREAU BEFORE
4:30 P.M. ON MONDAY, OCTOBER 12, 2020.
ADDITIONAL INFORMATION IS AVAILABLE AT THE DEPARTMENT OF
PERMITS AND DEVELOPMENT MANAGEMENT, COUNTY OFFICE BUILDING,
111 WEST CHESAPEAKE AVE., TOWSON, MD 21204, (410) 887-3391.
DO NOT REMOVE THIS SIGN AND POST UNTIL AFTER ABOVE DATE UNDER PENALTY OF LAW

Linda O'Keefe
(Signature of Sign Poster)

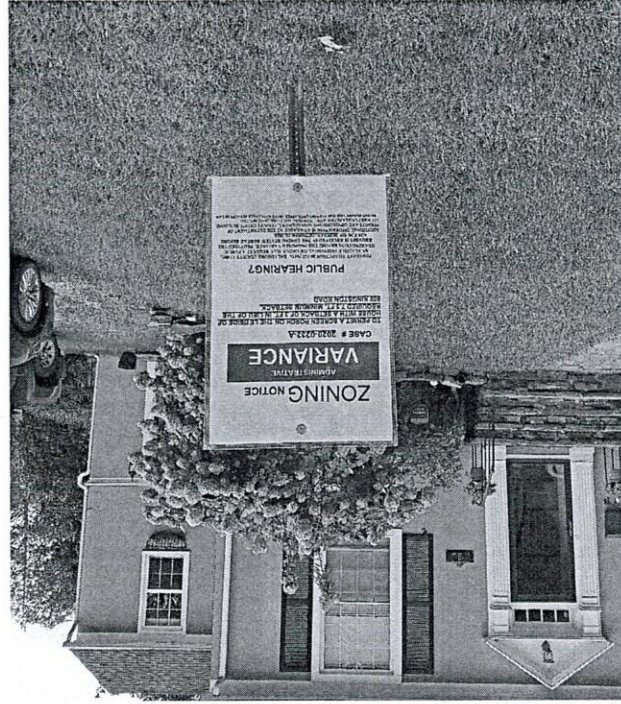
Linda O'Keefe
(Printed Name of Sign Poster)

523 Penny Lane
(Street Address of Sign Poster)

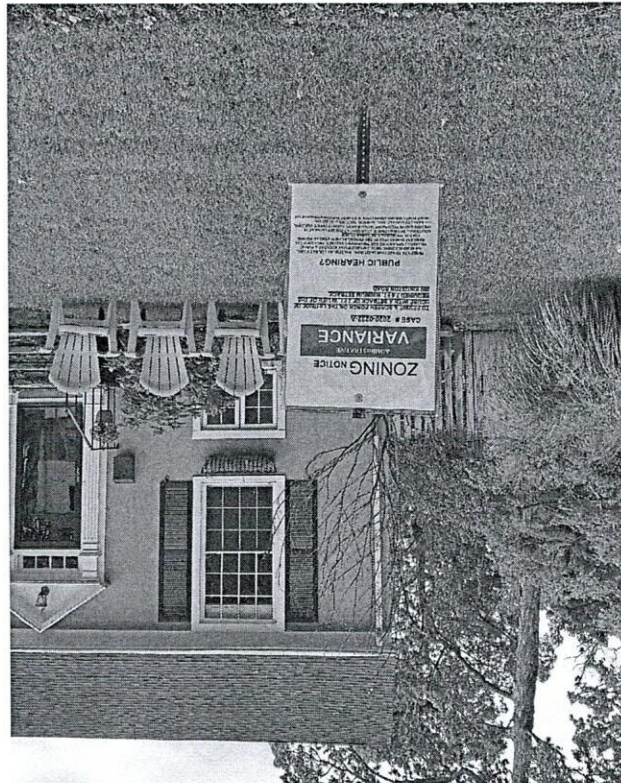
Hunt Valley, MD 21030
(City, State, Zip of Sign Poster)

410-666-5366
(Telephone Number of Sign Poster)

Background Photo 2nd Sign @ 909 Kingston Rd. ~ 9/27/2020
CASE # 2020-0232-A



Background Photo 1st Sign @ 909 Kingston Rd. ~ 9/27/2020



BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
ZONING REVIEW OFFICE

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 2020- 0232 -A Address 909 Kingston Rd

Contact Person: Christina Frank Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 9-14-2020 Posting Date: 9-27-2020 Closing Date: 10-12-2020

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for a neighbor (occupant or owner) within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the Administrative Law Judge. The judge may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. If all County/State agencies' comments are received, you will receive written notification as to whether the petition has been granted, denied, or will proceed to a public hearing. This decision is usually made within 10 days of the closing date. The written order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the Administrative Law Judge), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 2020- 0232 -A Address 909 Kingston Rd

Petitioner's Name Todd Reuschling & Amanda Reuschling Telephone 443-417-3333

Posting Date: 9-27-2020 Closing Date: 10-12-2020

Wording for Sign: To Permit A SCREEN PORCH on The Left Side of House
with a setback of 3FT in lieu of the Required 7.5 FT
minimum setback

Revised 2/20/2020



JOHN A. OLSZEWSKI, JR.
County Executive

MICHAEL D. MALLINOFF, *Director*
Department of Permits,
Approvals & Inspections

October 13, 2020

Tod Revschling,
909 Kingstone Road
Baltimore MD 21212

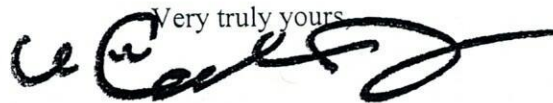
RE: Case Number: 2020-0232-A, 909 Kingstone Road

To Whom It May Concern:

The above referenced petition was accepted for processing **ONLY** by the Bureau of Zoning Review, Department of Permits, Approvals, and Inspection (PAI) on September 14, 2020. This letter is not an approval, but only a **NOTIFICATION**.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR/kl

Enclosures

c: People's Counsel

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: September 23, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0232-A
Address 909 Kingston
(Reuschling Property)

Zoning Advisory Committee Meeting of **September 21, 2020.**

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



RECEIVED

SEP 23 2020

OFFICE OF
ADMINISTRATIVE HEARINGS

TO: Hon. Paul M. Mayhew; Managing Administrative Law Judge
Office of Administrative Hearings

FROM: Jeff Livingston, Department of Environmental Protection and
Sustainability (EPS) - Development Coordination

DATE: September 23, 2020

SUBJECT: DEPS Comment for Zoning Item # 2020-0232-A
Address 909 Kingston
(Reuschling Property)

Zoning Advisory Committee Meeting of **September 21, 2020.**

X The Department of Environmental Protection and Sustainability has no
comment on the above-referenced zoning item.

Reviewer: Steve Ford

C H E C K L I S T

**Comment
Received**

Department

**Support/Oppose/
Conditions/
Comments/
No Comment**

_____ DEVELOPMENT PLANS REVIEW
(if not received, date e-mail sent _____)

9-23 DEPS
(if not received, date e-mail sent _____) NC

_____ FIRE DEPARTMENT _____

_____ PLANNING
(if not received, date e-mail sent _____)

_____ STATE HIGHWAY ADMINISTRATION _____

_____ TRAFFIC ENGINEERING _____

_____ COMMUNITY ASSOCIATION _____

_____ ADJACENT PROPERTY OWNERS _____

ZONING VIOLATION (Case No. _____)

PRIOR ZONING (Case No. _____)

NEWSPAPER ADVERTISEMENT Date: _____

SIGN POSTING (1st) Date: 9-27-20 by O'Keefe

SIGN POSTING (2nd) Date: _____ by _____

PEOPLE'S COUNSEL APPEARANCE Yes ☐ No ☐

PEOPLE'S COUNSEL COMMENT LETTER Yes ☐ No ☐

Comments, if any: _____

Real Property Data Search

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 09 Account Number - 0910450710		
Owner Information		
Owner Name:	REUSCHLING TOD REUSCHLING AMANDA	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	909 KINGSTON RD BALTIMORE MD 21212-1911	Deed Reference: /41823/ 00494
Location & Structure Information		
Premises Address:	909 KINGSTON RD BALTIMORE 21212-1911	Legal Description: LTS 12,13 PT LT 11 909 KINGSTON RD STONELEIGH
Map: 0080	Grid: 0002	Parcel: 0131
Neighborhood: 9090094.04	Subdivision: 0000	Section: 15
Block: 12	Assessment Year: 2020	Plat No: 0008/ 0085
Town: None		
Primary Structure Built 1930	Above Grade Living Area 1,931 SF	Finished Basement Area 1200 SF
		Property Land Area 7,750 SF
		County Use 04
Stories Split Foyer	Basement YES	Type SPLIT FOYER
Exterior STUCCO/	Quality 5	Full/Half Bath 3 full
		Garage 2001
Last Notice of Major Improvements		
Value Information		
	Base Value	Value
		As of 01/01/2020
Land:	154,700	154,700
Improvements	258,300	474,800
Total:	413,000	629,500
Preferential Land:	0	0
		Phase-in Assessments
		As of 07/01/2020
		As of 07/01/2021
		485,167
		557,333
Transfer Information		
Seller: STICKLIN MATTHEW A	Date: 09/03/2019	Price: \$629,000
Type: ARMS LENGTH IMPROVED	Deed1: /41823/ 00494	Deed2:
Seller: MOORE AARON M	Date: 05/05/2014	Price: \$680,000
Type: NON-ARMS LENGTH OTHER	Deed1: /34928/ 00161	Deed2:
Seller: DUHON DAWN L	Date: 09/16/2009	Price: \$641,000
Type: ARMS LENGTH IMPROVED	Deed1: /28649/ 00100	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County: 000		0.00
State: 000		0.00
Municipal: 000		0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 11/19/2019		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date:		

ZAC AGENDA

Case Number: 2020-0231-A **Reviewer:** Jason Seidelman
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Claudia Gilmore
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 1 **Council Dist:** 1

Property Address: 2016 ROLLING RD
Location: West side of Rolling Road (70'), 563' North of Security Blvd (50').

Existing Zoning: DR 5.5 **Area:** 7.50 SQ FT
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
To permit a rear yard addition with a rear setback of 21.7 feet in lieu of the required 30 feet.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 10/05/2020

Miscellaneous Notes:

Case Number: 2020-0232-A **Reviewer:** Christina Frink
Existing Use: RESIDENTIAL **Proposed Use:** RESIDENTIAL
Type: ADMINISTRATIVE VARIANCE
Legal Owner: Tod Joseph Reuschling & Amanda Marie Reuschling
Contract Purchaser: No Contract Purchaser was set.

Critical Area: No **Flood Plain:** No **Historic:** No **Election Dist:** 9 **Council Dist:** 5

Property Address: 909 KINGSTON
Location: South side of Kingston Road 125 feet East of Copeleight Road.

Existing Zoning: DR 5.5 **Area:** 7,750 SQ FT
Proposed Zoning:
ADMINISTRATIVE VARIANCE:
BCZR 301.1.A To approve a screened porch on the left side of the house with a setback of 3 feet in lieu of the required 7.5 feet minimum setback.
Attorney: Not Available
Prior Zoning Cases: None
Concurrent Cases: None
Violation Cases: None
Closing Date: 10/12/2020

Miscellaneous Notes:

Real Property Data Search (w1)

Search Result for BALTIMORE COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
Special Tax Recapture: None		
Account Identifier: District - 09 Account Number - 0910450710		
Owner Information		
Owner Name:	REUSCHLING TOD REUSCHLING AMANDA	Use: RESIDENTIAL Principal Residence: YES
Mailing Address:	909 KINGSTON RD BALTIMORE MD 21212-1911	Deed Reference: /41823/ 00494
Location & Structure Information		
Premises Address:	909 KINGSTON RD BALTIMORE 21212-1911	Legal Description: LTS 12,13 PT LT 11 909 KINGSTON RD STONELEIGH
Map:	Grid:	Parcel:
0080	0002	0131
Neighborhood:	Subdivision:	Section:
9090094.04	0000	15
Block:	Lot:	Assessment Year:
12	2020	
Plat No:		
Plat Ref: 0008/0085		
Town: None		
Primary Structure Built	Above Grade Living Area	Finished Basement Area
1930	1,931 SF	1200 SF
Property Land Area	County Use	
7,750 SF	04	
Stories	Basement	Type
Split Foyer	YES	SPLIT FOYER
Exterior	Quality	Full/Half Bath
STUCCO/	5	3 full
Garage	Last Notice of Major Improvements	
	2001	
Value Information		
Base Value	Value	Phase-in Assessments
	As of 01/01/2020	As of 07/01/2020
Land:	154,700	154,700
Improvements	258,300	474,800
Total:	413,000	629,500
Preferential Land:	0	485,167
		557,333
		0
Transfer Information		
Seller: STICKLIN MATTHEW A	Date: 09/03/2019	Price: \$629,000
Type: ARMS LENGTH IMPROVED	Deed1: /41823/ 00494	Deed2:
Seller: MOORE AARON M	Date: 05/05/2014	Price: \$680,000
Type: NON-ARMS LENGTH OTHER	Deed1: /34928/ 00161	Deed2:
Seller: DUHON DAWN L	Date: 09/16/2009	Price: \$641,000
Type: ARMS LENGTH IMPROVED	Deed1: /28649/ 00100	Deed2:
Exemption Information		
Partial Exempt Assessments:	Class	07/01/2020
County:	000	0.00
State:	000	0.00
Municipal:	000	0.00 0.00
Special Tax Recapture: None		
Homestead Application Information		
Homestead Application Status: Approved 11/19/2019		
Homeowners' Tax Credit Application Information		
Homeowners' Tax Credit Application Status: No Application		
Date: *		

2020-0232-A

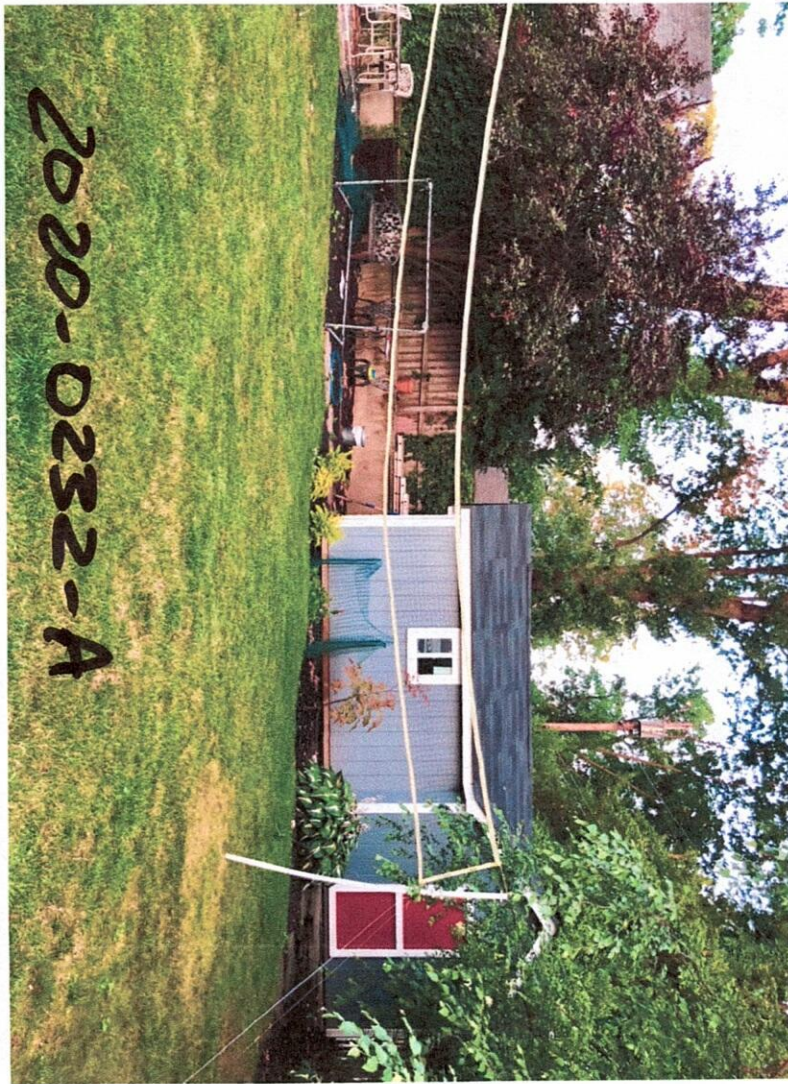




Back of house and yard



Front of house and neighbors to the right



Back Yard



Front of house and neighbors to the left

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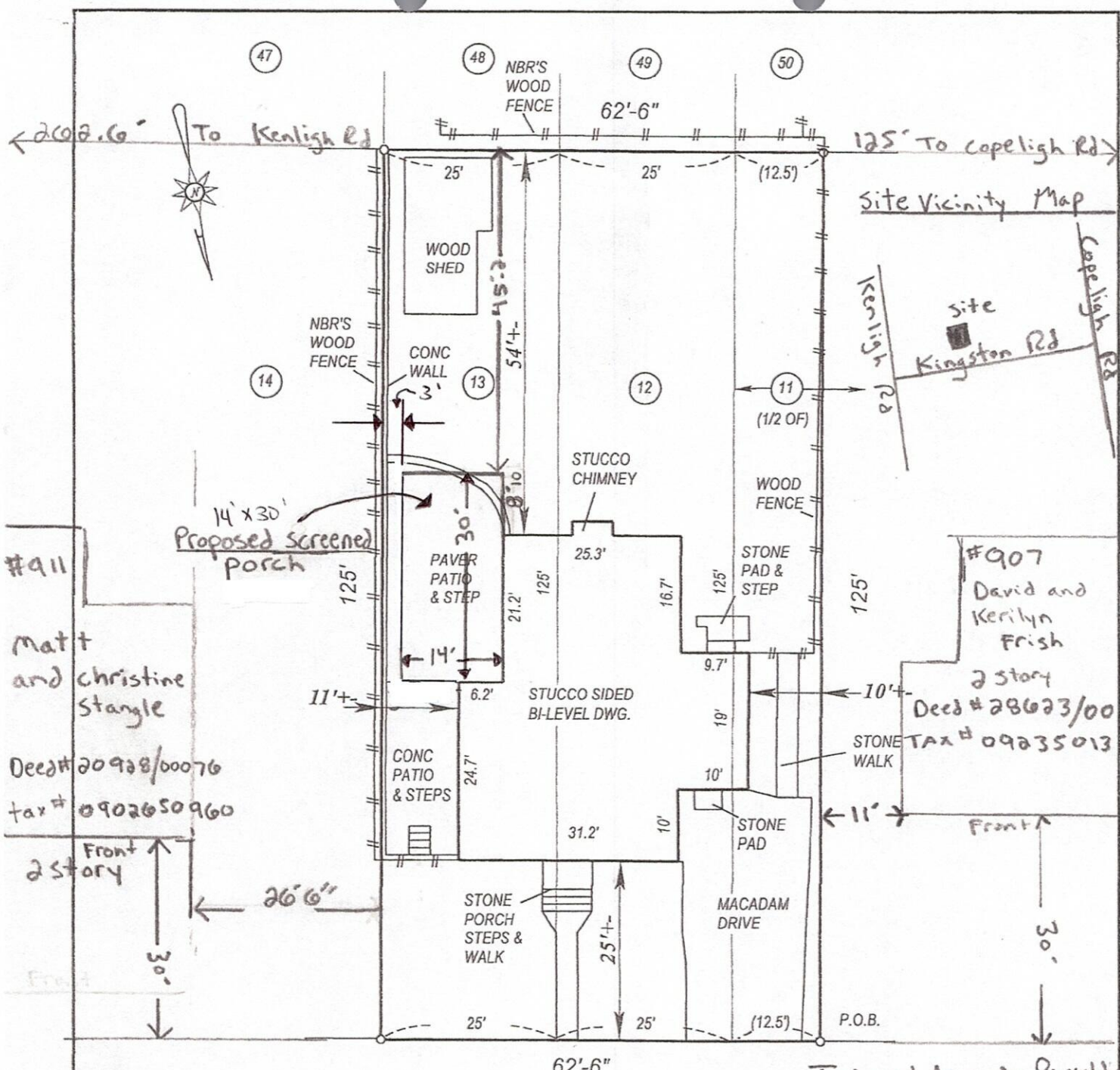


Front left side of house



left rear side of house
where the proposed screened porch will be
14' x 30'

2020-0232-A



#911
Matt and Christine Stangle
Deed # 20938/00076
Tax # 0902650960
Front 2 story
30'

Site vicinity Map
Kenligh Rd
Copeligh Rd
Site Kingston Rd
#907
David and Kerilyn Frish
2 story
Deed # 28623/00422
Tax # 0903501360
Front 30'

Tod and Amanda Reuschling
DEED REFERENCE-
JLE 41823-494
BEING LOTS 12, 13 AND
THE EASTERNMOST HALF
OF LOT 11 ON Block
REVISED PLAT OF 15
A PART OF
STONELEIGH
(08:85)
9TH ELECTION DISTRICT
BALTIMORE COUNTY, MD.
Administrative
Variance
Tax # 0910450710
Deed # 41823-00494

1. THE PLAT IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE COMPANY OR IT'S AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER FINANCING OR RE-FINANCING.
2. THE PLAT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OR LOCATION OF FENCES, GARAGES, BUILDING, OR OTHER EXISTING OR FUTURE IMPROVEMENTS.
3. THE PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR RE-FINANCING.
4. I HAVE EXAMINED FLOOD INSURANCE RATE MAP PANEL 2400100265F

FOR THE SUBJECT PROPERTY AND IT APPEARS TO LIE WITHIN ZONE X PER SAID MAP. Variance

Subdivision name Stoneleigh Tax # 0910450710
909 Kingston Rd Deed # 41823-00494

2020-0232-A

Scale 1" = 20'

Drawn by Tod Reuschling
Date 8/13/2020

VIOLATION CASE INFO

ZONING MAP # 080A1
SITE ZONED DR S.5
ELECTION DISTRICT 9th
COUNCIL DISTRICT 5th
LOT AREA ACREAGE
OR SQUARE FEET 7,750^{sq}
HISTORIC? NO
INBCA? NO
INFLOOD PLAIN? NO
UTILITIES MARK WITH X
WATER
PUBLIC X PRIVATE
SEWER
PUBLIC X PRIVATE
PRIOR HEARING? NO
IF SO GIVE CASE NUMBER
AND ORDER RESORT BELOW